



4.64 acres/1.88 hectares

US 183 is .1 mile/.16 kilometers west

Utilities

Greenfield with some Commercial

Zoning – Light Industrial

Mr. Joseph Greene
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**4.64 Acres/1.88 Hectares
RDG Leander Drive I**

Site 93

Property				
Total Acreage: 4.64 acres/1.8 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. M, R	
Location				
City: Leander			County: Williamson	
Address/Directions: 1502 – 1508 Leander Drive, 2nd & 3rd lots north of East Crystal Falls Parkway, Tracts 2 & 3, Block B, Leander Heights Section 3 (visible from the East Crystal Falls Parkway/Leander Drive intersection)				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: .1 miles/.16 kilometers			Type of Zoning: Light Industrial	
Distance to Interstate Highways: 8 miles/12.9 kilometers				
General Site Information				
Previous Use of Site: Commercial		General Condition: Excellent		Dimensions: 400 x 512 feet/122 x 156 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes			Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 2.6 miles/4.2 kilometers			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: This site is located in the middle of one of Leander's major industrial areas	
Fenced: No			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Office/Warehouse, Office/Retail, Industrial	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 16 inches/40.6 cm Pressure: 40 psi/275.8 kilopascal		Sewer - Size of Nearest Line: 10 inches/25.4 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Joseph Greene	Phone: (512) 259-4959	Facs: (512) 259-8988	Email: joseph@reuniondgc.com	Web Site: http://www.reuniondgc.com
Sales Price: \$880,000 with commission or \$850,000 without commission, Owner Financing			Lease Price: Negotiable	
Comments: Over 400 feet/122 meters of frontage on Leander Drive, one lot north of East Crystal Falls Parkway. There is a 4 inch/10.16 cm water tap, two 6 inch/15.24 cm wastewater taps and three 5/8 inch/1.59 cm water meters, fire hydrants, well & 2,500 gallon/9,464 liter tank suitable for irrigating and other uses. Three-phase electric service and two commercial driveways. Two lots make this property nearly square. Phase I ESA and Geotechnical Boring Report are available.				